



Document 2022 1275

Book 2022 Page 1275 Type 03 001 Pages 2
Date 5/02/2022 Time 12:05:31PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$399.20
Rev Stamp# 152 DOV# 146
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$249,900⁰⁰

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CEN10586)
Return To: Kendall H. Moore, 501 West Emerson Street, PERU, IA 50222-8307
Taxpayer Information: Kendall H. Moore, 501 West Emerson Street, PERU, IA 50222-8307

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Spencer Minnich and Sarah Minnich, a married couple**, Convey(s) to **Kendall H. Moore**, a single person, the following described real estate:

Commencing at a point 34 rods and 13 1/2 feet East of the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and running thence East 180 feet, thence North 170 feet, thence West 180 feet, thence South 170 feet to the place of beginning.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

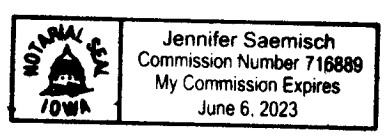
Dated: 4/20/2022

[Signature]
Spencer Minnich

[Signature]
Sarah Minnich

STATE OF Iowa, COUNTY OF Polk) ss:

This record was acknowledged before me on April 22nd 20 22 by Spencer Minnich and Sarah Minnich.



[Signature]
Notary Public in and for said State